

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Heath Drive, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Glen Huntly

Period - From 01/04/2019 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/110-112 Neville St CARNEGIE 3163	\$902,000	12/05/2020
2	140 Neerim Rd GLEN HUNTLY 3163	\$900,000	10/06/2020
3	2/138 Bambra Rd CAULFIELD 3162	\$830,000	28/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2020 10:47



Property Type: Strata Unit/Flat

Land Size: 10228 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending March 2020: \$1,430,000

Comparable Properties



3/110-112 Neville St CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$902,000

Method: Private Sale

Date: 12/05/2020

Property Type: House (Res)



140 Neerim Rd GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$900,000

Method: Private Sale

Date: 10/06/2020

Property Type: House



2/138 Bambra Rd CAULFIELD 3162 (REI) Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 28/05/2020

Rooms: 4

Property Type: Villa